

# SURFSIDE III e-Newsletter

Newsletter submissions to be considered for publication, and/or questions or comments should be addressed to Board President, Andy Santamaria at [a67sand@aol.com](mailto:a67sand@aol.com)

Submission deadline for following month's edition is the 25<sup>th</sup> of this month.

Authored by:  
Andy Santamaria  
November 2022

Edited by:  
Lya Findel  
8 Page Edition



## **NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE**

The next Board meeting will be held **November 12, 2022**, starting at **10:00 am. PLEASE CALL 1-844-854-2222 (Toll Free) Access Code = 822680#**

Please go to either of our websites: [www.surfsideiii.com](http://www.surfsideiii.com) or [surfsideiii.org](http://surfsideiii.org) and look under Meeting Minutes, after November 8th, to view the Agenda Items.

## **2022-2023 BOARD OFFICERS**

<b>President:</b>	Andy Santamaria	<a href="mailto:a67sand@aol.com">a67sand@aol.com</a>
<b>Vice-President:</b>	Lya Findel	<a href="mailto:surfsideiiiLya@gmail.com">surfsideiiiLya@gmail.com</a>
<b>Treasurer:</b>	Bruce Kulpa	<a href="mailto:bkulpa.surfsideiii@gmail.com">bkulpa.surfsideiii@gmail.com</a>
<b>Secretary:</b>	Barbara Lopez;	<a href="mailto:hoablssiii@gmail.com">hoablssiii@gmail.com</a>
<b>Director:</b>	Bruce Spradlin	<a href="mailto:busprad@yahoo.com">busprad@yahoo.com</a>

## **CONDO BUILDING AND TOWN HOME WATER USE**

The latest water meter readings reported by the City of Port Hueneme shows the following water use per condo building:

Building	Gallons – June	Gallons – July	Gallons – Aug	Gallons – Sept
1	169,048	143,616	136,884	134,640
2	73,304	65,824	63,580	47,124
3	61,336	58,344	86,768	68,816
4	67,320	53,856	57,596	41,888
5	62,084	46,376	47,124	38,896
6	42,636	34,408	53,108	47,124
7	58,344	66,572	54,604	50,116
8	121,176	88,264	97,240	43,384

Town home water use for the 51 town homes: 15 town homes used less than 1,500 gallons; 16 town homes used between 1,500 gallons to 3,000 gallons; 14 town homes used between 3,000 gallons to 6,000 gallons; and 4 town homes used between 6,000 gallons and 10,000 gallons, and 2 town home used over 10,000 gallons.

## CEILING REPLACEMENT PROJECT STATUS

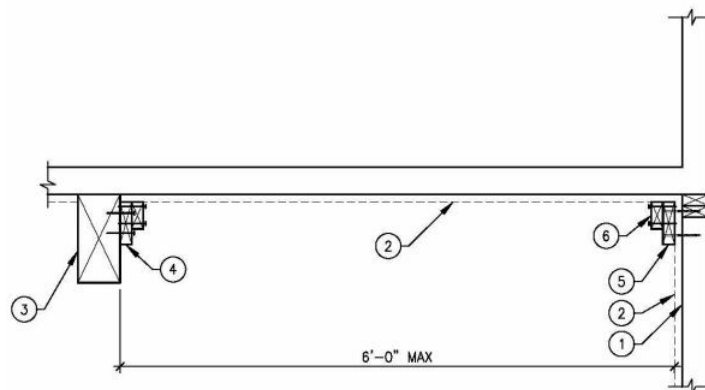


Building 3, third-floor balcony ceiling installation has been completed. Balcony rails have been painted.

## CEILING REINFORCEMENT PROJECT

The plans for this project have been reviewed by the City. The plans will include ceiling reinforcement for the condo balconies and walkways only. It was determined that the townhome balconies did not require further reinforcement.

1. EXISTING (E) WALL FRAMING.
2. (E) STUCCO FINISH.
3. (E) WOOD BEAM.
4. NEW (N) 2X6 LEDGER WITH 2-16d AT 12" O.C. STAGGERED TO (E) BEAM.
5. (N) 2X6 LEDGER WITH SIMPSON SDWS SCREWS AT 16" O.C. STAGG TO (E) TOP PLATE AND (E) STUDS IN WALL. (MAINTAIN MIN. 2 1/2" PENETRATION INTO MAIN WOOD FRAMING.
6. (N) 2X4 W/ 2-16d AT 16" O.C. STAGGERED TO (N) 2X6 LEDGER. TYPICAL EACH SIDE.



The estimated construction cost for this project is \$750,000. There is \$694,000 currently in the Operations account. Two months of operations is about \$350,000 which would leave \$344,000 to fund the project. The balance would be \$406,000 plus \$32,000 in permit fees, and \$25,000 in design fees for a preliminary total of \$463,000 or about **\$1,500/unit** (\$125/month/unit for one year). This amount will vary depending on the true costs of the project such as a higher bid amount.

Further news will be distributed as this project develops.

## **VANDALISM**

This vehicle parked adjacent to the car wash area was recently vandalized. No further information is available.



## **CONDO RAIL PAINTING**

The townhome rails, fences and gates have been painted. Building 3 rails are being painted. The painting crew will then focus on the walkway and stair rails of the condo buildings that still require painting.

If it is too windy, hot or cold or if there is dampness, the painting for that day will be rescheduled.

## **SURVEY ON THE USE OF DOORBELLS AND OTHER PRIVATE CAMERAS**

Eight comments were received regarding camera installations. Some comments expressed a desire for additional cameras and other comments stated that restrictions should be in place to regulate camera use. The Board will continue to discuss this item at the November 12, 2022, Board meeting.

Please submit any further comments to Lya Findel, Vice-President, at [surfsideiilya@gmail.com](mailto:surfsideiilya@gmail.com) by November 9th, so that your comments can be considered during the discussion.

## **BALCONY REPAIRS**



The damaged unit balconies which have been reported to the office are being repaired.



## VEHICLE EXIT GATE REPAIR



The main exit gate was damaged by a moving truck. The resident in charge of the truck notified the office and their insurance company. In turn, the insurance contacted the office and explained the procedure that would be used for the COA to be reimbursed for the cost of the repair.

The damage adjuster then visited the COA to determine the damage. Later, the adjuster provided his report to the insurance company. The insurance company then informed the COA to proceed with the hiring of a firm to repair the gate.

The COA then contacted a firm to proceed with the repair after providing appropriate insurance documentation. The firm then scheduled the crew to repair the gate. The anticipated start schedule date is October 31<sup>st</sup>.

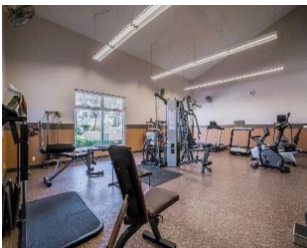
As you can see, paperwork needs to be completed prior to projects being done. Some residents expressed a desire that the gate be fixed within three days of the damage occurring.

## KEY REMINDER

Your unit key **does not** give you **access** to the **pedestrian gates, the gym room, or elevators.**



Damage caused to the pedestrian gate, gym room or elevator locks by using a key other than the office issued key will be paid for by the person responsible for the damage.



**The universal access key may be purchased at the on-site office for the current price of \$19.00.**

## VACANT UNITS

As sometimes happens, units are left vacant for long periods of time. Things can happen that may affect your unit or the adjacent units. It is recommended that units be inspected once a month.



Water had been in tub for quite some time.

## PARKING IN COMMON AREA

Due to everyone's cooperation, the number of inoperable or permanently parked vehicles in the common areas is very small. Parking enforcement will be done periodically as the need arises.

## PET URINATION ON BALCONIES IS INCREASING

It appears that some residents are allowing their pets to urinate on their balconies which damages the waterproof material, causes odor and unsanitary conditions. If your neighbor's pet(s) are doing this, **please report this to the Office** for further action.

## HEATERS

With the temperature dropping, residents will soon be turning on their heaters for the first time in several months.



It is recommended that:

**New heater filters be installed once a year** prior to using the heater.

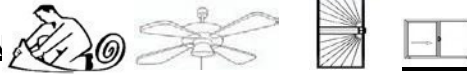
For those units that still have the **original 1978 heaters**:



Be aware that there have been several instances of them malfunctioning either with gas build up or leakage.

**It is highly recommended that these heaters be replaced.**

## **ARCHITECTURAL APPLICATION REQUIREMENTS**



Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work, and flooring. If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed, and the site returned to its original condition. Application forms can be obtained on the websites listed below or at our onsite office. **The Unit Modification Committee** comprised of two Directors is authorized to approve/deny the following without waiting for the monthly COA Board Meeting.

- sliding glass doors
- windows installation
- installation of floors over approved underlayment for the 2<sup>nd</sup> and 3<sup>rd</sup> floor condo units
- installation of approved security/screen doors

All other Architectural Applications will be reviewed and acted upon at the monthly COA Board meeting.

### **ASBESTOS LAW:**

**Prior to work commencing**, the California Asbestos Law requires the owner or the contractor to do asbestos testing. Please be aware that when you are doing **any renovation** in your unit the **law** states the following: Rule 1403. **Asbestos emissions from demolition/renovation activities** (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (A)Purpose: The Purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules. ACM handling and clean-up procedures and storage, disposal, and land filing requirements for asbestos-containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs and markings. (B)Applicability. The rules in whole or in part, is applicable to owners and operators of any demolition or renovation activity and the associated disturbance of asbestos containing material.

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\*\*The Surfside III Condominium Association ("association"), or as often referred to as the Surfside III COA, is not responsible for the content and accuracy of any information provided by owners or third parties. The association, the Editor and its Board of Directors will not accept any liability for any direct, indirect, incidental, special or consequential damages that result from or are related to material submitted by the owners or other third parties. By submitting any material for publication in this newsletter, all individuals agree to indemnify, defend, and hold the association, its officers, directors, editor, members, representatives, managers and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.

\*The Davis-Stirling Act requires associations to give notice of Board meetings, including an agenda of the meeting. Posting is allowed, provided it is in a prominent location accessible to all members. In addition, associations must mail a notice to any owner who so requests.

**\*Surfside III COA posts all agendas on both websites:**

[surfsideiii.org](http://surfsideiii.org) or [www.surfsideiii.com](http://www.surfsideiii.com)

and on the Clubhouse Bulletin Board

## COMMUNITY VOLUNTEER COMMITTEES

Surfside III has various committees that you may be interested in participating in depending on your interests. The committees and their focus are as follows:

### OWNERS AND TENANTS:

**Beautification Committee** - residents participate in quarterly planting events throughout the complex. Provide special attention to landscaped areas.

**Community Garden** - provides an opportunity for residents to plan, prepare, plant, and maintain a personal garden.

**Elevator Response Committee** - respond to simple elevator non-operating issues such as leaves stuck in the bottom track that trigger sensors to prevent door closures.

**Enhancement Committee** - residents contribute to make the Surfside III structural elements (benches, streets, etc.) attractive and well kept.

**Welcoming Committee** - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here.

### OWNERS:

**Budget Committee** - provides assistance in the preparation of financial reports and special projects.

**Drought Tolerant Landscaping Committee** – Establish a drought tolerant landscaping design plan for the entire Surfside III COA.

**Gate Operation Committee** - assists in resetting the entry and exit vehicle gates when they get stuck.

**Procurement Committee** –when asked by the Surfside III Condominium Owners Association (COA) Board of Directors, the committee will help with research, analysis, and bid process.

**Rules and Regulations Committee** - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern.

If you are interested in **JOINING A COMMITTEE** or **STARTING A COMMITTEE** to address

issues that you feel are important and are not being handled by other committees,

Please Contact the Office at [SSiiiOffice@gmail.com](mailto:SSiiiOffice@gmail.com) **1-805-488-8484**

**SURFSIDE III COA**  
**600 Sunfish Way,**  
**Port Hueneme, CA 93041**

**On-site Customer Service**

is available in the Clubhouse

**Monday through Friday 8 a.m. to 4:30 p.m. 1-805-488-8484**  
[SSiiiOffice@gmail.com](mailto:SSiiiOffice@gmail.com)

**Keycard holders may use the Clubhouse Facility**  
7 days a week between the hours of  
**6:30 a.m. until the closing time of 8:45 p.m.**

**Lordon Property Management**

(Handles all, escrow, insurance, and collections matters)1275  
Center Court Drive, Covina, CA 91724 [manager@surfsideiii.com](mailto:manager@surfsideiii.com)  
1-800-729-5673

**SURFSIDE III BOARD OF DIRECTORS**

**President:** Andy Santamaria [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)  
**Vice-President:** Lya Findel [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com)  
**Treasurer:** Bruce Kulpa [bkulpa.surfsideiii@gmail.com](mailto:bkulpa.surfsideiii@gmail.com)  
**Secretary:** Barbara Lopez [hoablssiii@gmail.com](mailto:hoablssiii@gmail.com)  
**Director:** Bruce Spradlin [busprad@yahoo.com](mailto:busprad@yahoo.com)

**After hours - NON-LIFE THREATENING - campus property emergency numbers:**

**1-800-729-5673 or 1-818-707-0200 or 1-626-967-7921**